

NEA

NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**Kelvedon Way
Caversham, Reading, Berkshire RG4 7JD**

Offers Invited £450,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE & OFFERS INVITED: Set within this quiet area in central Caversham Heights is this EXTENDED two double bedroom bungalow. The property boasts two reception rooms overlooking the garden, separate kitchen and utility. There are two good sized double bedrooms, a modern shower room and a garage. To the rear there is an easy to maintain south facing garden and paved patio area. To the front there is a good sized garden and driveway. To appreciate the space on offer call now to view.

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- Chain free
- Two bedrooms
- Garden & patio
- Shower room
- Council tax band E
- Extended bungalow in Caversham Heights
- Two reception rooms
- Garage and driveway
- Kitchen and utility
- EPC rating D

Hallway

A good sized hallway, carpeted, loft access, storage cupboard housing the hot water cylinder and doors to:

Bedroom two

10'11 x 9'4 (3.33m x 2.84m)



A light and airy room with a window to the front, carpeted and fitted wardrobe.

Bedroom one

12'2 x 10'10 (3.71m x 3.30m)



Offering views to the front is this good sized double bedroom, fitted wardrobes and carpeted.

Shower room

6'2 x 5'10 (1.88m x 1.78m)



Comprising of a shower, WC, wash hand basin and Velux skylight.

Living room / dining room

16'10 x 10'11 (5.13m x 3.33m)



A good sized room with two windows to the side, fire place, carpeted and open to the garden room

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Garden room

13'0 x 9'1 (3.96m x 2.77m)



A light and airy room accessed from the living room with a window to the side and patio doors to the garden.

Kitchen

9'5 x 7'4 (2.87m x 2.24m)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, four ring hob, extractor, oven and fridge. A double glazed window over looking the patio and arch way to the utility.

Utility

7'10 x 7'5 (2.39m x 2.26m)



Comprising of wall and base units, sink and drainer, wall mounted boiler and recces for the washing machine and dishwasher. Door the garage and and window and door to the garden.

Garage and front garden

19'1 x 8'5 (5.82m x 2.57m)



A good sized garage with a door to the utility. Driveway with space to park a car.

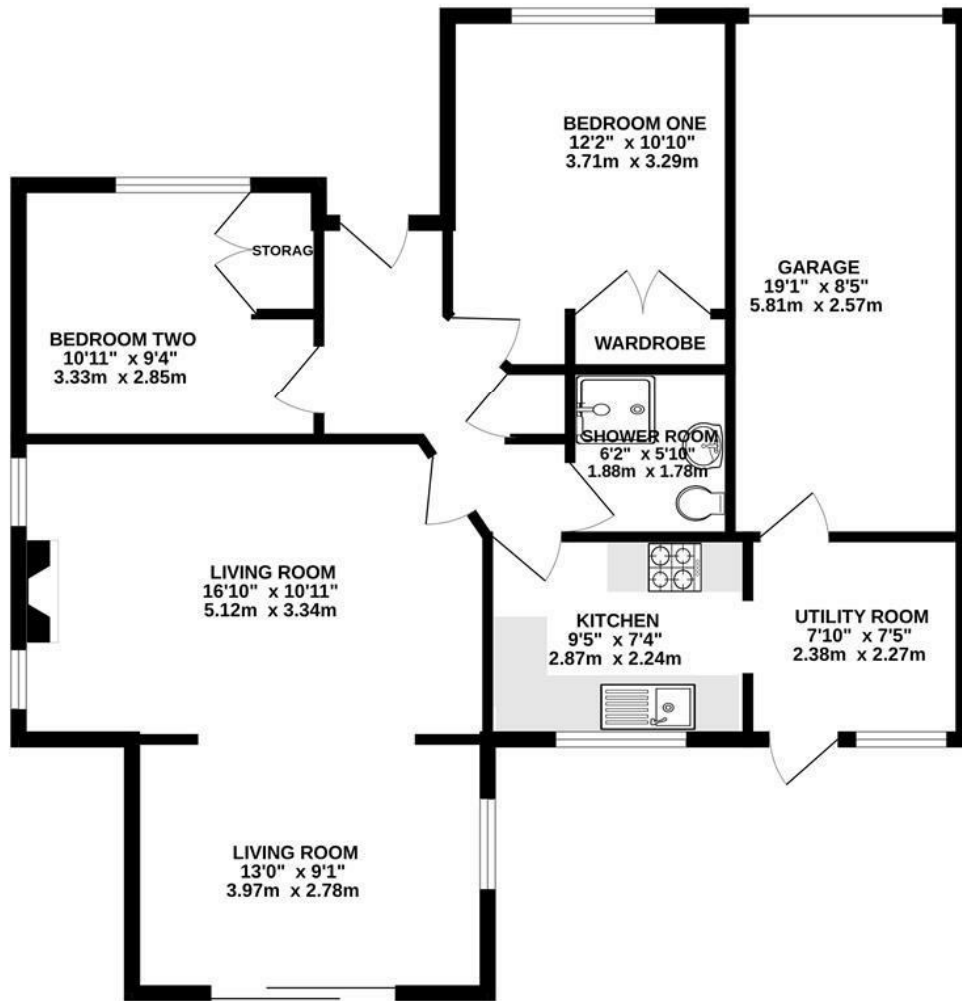
Garden

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An easy to maintain garden that is laid to lawn with a shrub border, paved patio and side gate.

GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

